



### Legislation Details (With Text)

**File #:** 25803      **Version:** 1      **Name:** Eppstein Uhen Architects, Inc. to provide architectural and engineering pre-design & schematic design consultant services for tenant improvements of a proposed new Fire Station No. 1 & Fire Administration Office Building.

**Type:** Resolution      **Status:** Passed

**File created:** 3/29/2012      **In control:** BOARD OF ESTIMATES (ended 4/2017)

**On agenda:** 4/10/2012      **Final action:** 4/10/2012

**Enactment date:** 4/12/2012      **Enactment #:** RES-12-00226

**Title:** Authorizing the Mayor and City Clerk to enter into a contract for purchase of services with Eppstein Uhen Architects, Inc. to provide architectural and engineering pre-design and schematic design consultant services for tenant improvements of a proposed new Fire Station No. 1 and Fire Administration Office Building.

**Sponsors:** Paul R. Soglin, Michael E. Verveer

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
4/10/2012	1	COMMON COUNCIL	Adopt	Pass
4/2/2012	1	BOARD OF ESTIMATES (ended 4/2017)	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER	Pass
3/29/2012	1	Engineering Division	Refer	

**Fiscal Note**

Resolution #25649 was adopted by the Common Council at its March 20, 2012, meeting regarding a request for proposals (RFP) related to architectural and engineering design consultant services for the Fire Station and Fire Administration facility elements of a development proposed by Hovde Properties, LLC, on the 300 block of West Johnson and West Dayton Streets. This resolution is an adjunct to that process which will enable preliminary design work to proceed through a sole source contract with Eppstein Uhen Architects (currently under contract with Hovde Properties, LLC) prior to selecting an architectural and design firm that will represent the City through the remaining design and construction administration elements of the project. Initial payment of the estimated \$57,240, in design costs will be funded from the General Land Acquisition Fund.

An amendment to the 2012 adopted budget will be necessary at the time a final contract resulting from the RFP process for architectural services is forwarded for approval by the Common Council. The estimated cost of designing and constructing these new facilities is currently estimated at between \$14 million and \$18 million, with design fees estimated at approximately \$1 million. These costs are extremely preliminary and will be more clearly defined through the architectural and design process. Potential offsets to the estimated costs could total approximately \$11 million and include proceeds from sale of land and air rights, repayment of certain development loans, savings in other capital projects in the current Capital Improvement Program, and unused balances in city funds for land acquisition.

**Title**

Authorizing the Mayor and City Clerk to enter into a contract for purchase of services with Eppstein Uhen Architects, Inc. to provide architectural and engineering pre-design and schematic design consultant services for tenant improvements of a proposed new Fire Station No. 1 and Fire Administration Office Building.

**Body**

WHEREAS the City needs to prepare pre-design and schematic design plans for tenant improvements of Fire Station 1 and the Fire Administration Office Building in response to a proposal by Hovde Properties to develop adjacent property; and

WHEREAS the project is planned to be designed by Eppstein Uhen Architects, Inc. for Hovde in 2012 and constructed in 2013, which is a very tight timeline requiring the City to sole source architectural and engineering design services for only the pre-design and schematic design services at this time; and,

WHEREAS, pursuant to Sec. 4.26, Madison General Ordinances, the City may enter into negotiated contracts without a competitive bidding process for the purchase of services if Public exigency will not permit the delay incident to advertising or other competitive processes; and

WHEREAS the contract compensation for architectural and engineering pre-design and schematic design consultant services for Eppstein Uhen Architects, Inc. will not exceed \$57,240; and,

WHEREAS the scope of this agreement shall include, preparation of conceptual and schematic design floor plans, preparation of conceptual exterior elevation designs, and,

WHEREAS the new Fire Station No. 1 will be designed to provide firefighter living and sleeping quarters, officer quarters, vehicle apparatus bays, and support spaces such as toilet rooms, shower rooms, kitchen, dining, gym room, day room, laundry, and similar areas; and,

WHEREAS the new Fire Administration Office Building will be designed to provide command staff offices, administration staff offices, support staff workstations, an emergency operations command post, conference rooms, reception and waiting rooms, staff break rooms, storage rooms, and similar space, and,

WHEREAS the City is seeking a sole source contract with Eppstein Uhen Architects, Inc. for the pre-design and schematic design services but will on a parallel track be advertising through a RFP process to hire an architectural firm to continue the design process from design development through construction administration services.

NOW THEREFORE BE IT RESOLVED that in accordance with Madison General Ordinances Section 4.26(4) the Common Council finds that public exigency will not permit the delay associated with the formal request for proposal process, and

BE IT RESOLVED that the Common Council hereby authorizes the Mayor and City Clerk to enter into a contract for purchase of services, in a form to be approved by the City Attorney, with Eppstein Uhen Architects, Inc. to provide architectural and engineering pre-design and schematic design consultant services for tenant improvements of Fire Station No. 1 and the Fire Administration Office Building; and

BE IT FURTHER RESOLVED that the 2012 Capital Budget is amended to create a new project titled Fire Station 1 & Administration (810745), with expenditure authority of \$57,240 for architectural and engineering pre-design and schematic design funded from the General Land Acquisition Fund.

CB72-58011-810745 \$57,240  
CB72-79442-810745 (\$57,240)

